









For Sale by Modern Method of Auction; Starting Bid Price £69,950 plus reservation Fee.

Finished to a good standard throughout and perfect for first time buyers and landlord investors, this popular style three bedroom end link sits within a quiet cul-de-sac in the suburb of Downhill. Well placed for urban amenities, the A19 and City Centre, the property is particularly well suited to Doxford International, Nissan and Amazon workers and offers comfortable living accommodation which is easy to maintain and economic to run.

Comprising living room, kitchen, three bedrooms and a bathroom and the property benefits from some double glazing and gas central heating and has gardens to the front and rear together with off street parking via double timber gates. Available with no upward chain, considerable interest is anticipated therefore immediate viewing is considered essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Living Room 17'1" x 13'7"

UPVC double glazed window to front, two single radiators and gas fireplace with wood surround. Staircase to first floor with understairs storage cupboard. Opening through into kitchen.

Kitchen/Diner 17'1" x 8'8"

Base and eye level units with working surfaces over incorporating sink and drainer, tiled splashbacks, double glazed window to rear and patio doors to the rear garden, column radiator and cupboard housing Echo Combi boiler.

First Floor Landing

Access to loft.

Bedroom 1 13'9" x 9'3"

Double glazed window to the front and single radiator.

Bedroom 2 9'4" x 8'10"

UPVC double glazed window and single radiator.

Bedroom 3 9'7" x 7'8"

Double glazed window to front and single radiator.

Bathroom

Low level WC, washbasin and panel bath with overhead shower and glass screen, part tiled walls, double glazed window and heated towel rail.

Outside

Gardens front and rear together with off street parking via double timber gates.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

Auction Comments

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Auction Comments

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd or iam-sold Ltd. TO VIEW OR MAKE A BID Contact Peter Heron Residential Sales & Lettings or visit: www.peterheron.co.uk

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their

Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

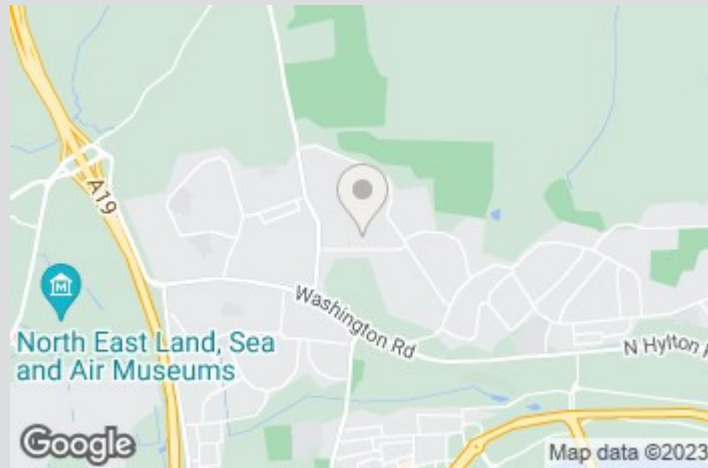
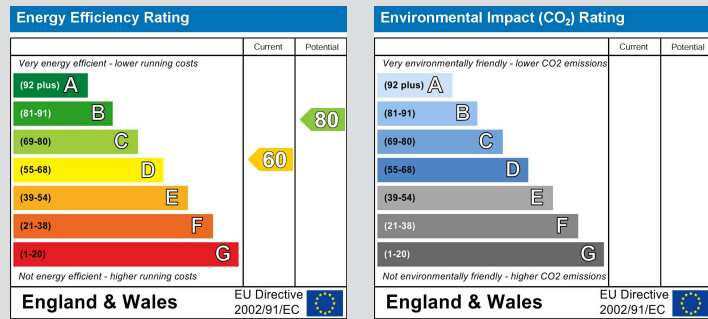
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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